165.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	988,100 / 988,100
					USE VALUE:	988,100 / 988,100
					ASSESSED:	988,100 / 988,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D EON KRISTIN E/TRUSTEE
Owner 2:	BURGE FAMILY TRUST
Owner 3:	
Street 1:	13 SHELLEY LANE
Street 2:	
Twn/City:	WESTFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01886 Type:

PREVIOUS OWNER

Owner 1:	BURGE ROBERT W -
Owner 2:	-
Street 1:	33 WYMAN ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2344 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	532,300	4,300	451,500	988,100
Total Card	0.172	532,300	4,300	451,500	988,100
Total Parcel	0.172	532,300	4,300	451,500	988,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.54 | /Parcel: 421.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	109000
GIS Ref	
GIS Ref	
Insp Date	12/22/08

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	532,300	4300	7,500.	451,500	988,100	988,100	Year End Roll	12/18/2019
2019	104	FV	416,100	4300	7,500.	451,500	871,900	871,900	Year End Roll	1/3/2019
2018	104	FV	416,100	4300	7,500.	399,900	820,300	820,300	Year End Roll	12/20/2017
2017	104	FV	391,000	4300	7,500.	335,400	730,700	730,700	Year End Roll	1/3/2017
2016	104	FV	391,000	4300	7,500.	335,400	730,700	730,700	Year End	1/4/2016
2015	104	FV	349,700	4300	7,500.	290,300	644,300	644,300	Year End Roll	12/11/2014
2014	104	FV	349,700	4300	7,500.	280,600	634,600	634,600	Year End Roll	12/16/2013
2013	104	FV	363,400	4300	7,500.	267,000	634,700	634,700		12/13/2012

!12753!

PRINT

Date	Time
12/11/20	02:48:28

LAST REV

Date	Time
07/17/17	09:48:22
ekelly	
12753	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURGE ROBERT W	52267-441		2/20/2009	Family	1	No	No		
	20702-247		8/1/1990			No	No		A

USER DEFINED

Prior Id # 1:	109000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2015	1773		8,000					
10/10/2015	1454	New Wind	5,000					
10/18/2010	2144	Re-Roof	10,610					

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
12/22/2008	Measured	294	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	263	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	451,500	Spl Credit		Total:	451,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09795213
Const Adj.:	0.99485052
Adj $ / SQ:	185.691
Other Features:	122500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723190
Depreciation:	190922
Depreciated Total:	532268

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

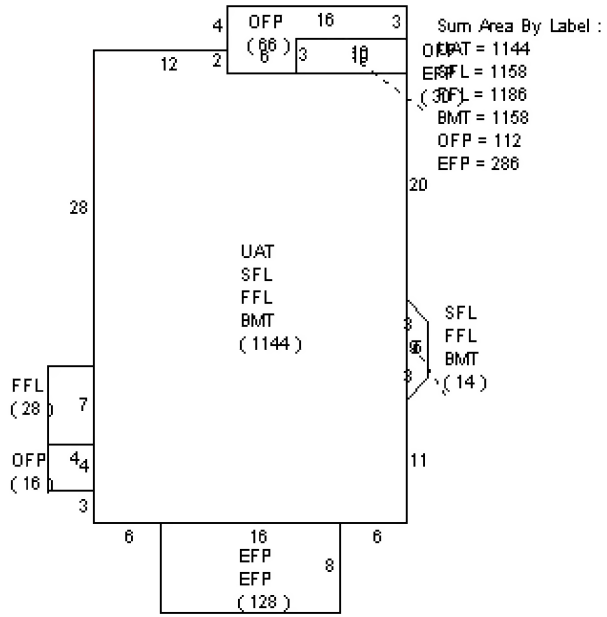
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	204.26
Special Features:	0	Val/Su Net:	127.16
Final Total:	532300	Val/Su SzAd	227.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,186	185.690	220,229
BMT	Basement	1,158	55.710	64,509
SFL	Second Floor	1,158	185.690	215,030
EFP	Enclos Porch	286	36.560	10,455
UAT	Upper Attic	286	74.280	21,243
OFP	Open Porch	112	31.070	3,480

Net Sketched Area:	4,186	Total:	534,946
Size Ad	2344	Gross Are	5044	FinArea	2344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1922	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300